

Courtesy Of David Lofthaug Of Bode

\$639,900 - 8909 223a Street, Edmonton

MLS® #E4448370

\$639,900

3 Bedroom, 2.50 Bathroom, 1,919 sqft

Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Discover the Durnin quick-possession home in Rosemont: a modern 1,848sqft two-storey with 3 bedrooms, 2.5 bathrooms, and an attached garage. The open-concept main floor features a chef-inspired kitchen with full-height cabinetry, stainless-steel appliances, and quartz countertops, flowing into a spacious living area ideal for entertaining. Upstairs, the primary bedroom offers a walk-in closet and spa-style ensuite, plus two additional bedrooms and a versatile bonus room. Built green with energy-efficient systems, high-performance windows, and durable vinyl plank flooring. The exterior boasts modern curb appeal, a side entrance, and an attached garage. This San Rufo home includes full new-home warranty coverage and is available for quick possession. Customizable finishes may still be available depending on stage of construction. This expertly crafted home is located in the family-friendly community of Rosemont. Photos are representative.

Built in 2025

Essential Information

MLS® #	E4448370
Price	\$639,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,919
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	8909 223a Street
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7X2

Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Park/Reserve, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed July 17th, 2025

Days on Market 64

Zoning Zone 58

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 18th, 2025 at 9:47pm MDT